

From: m.geraldine.t.carey
To: Amy.Tarce
Subject: Re: CORRECTED letter
Date: Wednesday, August 05, 2015 4:46:39 PM

hi amy.
the word "RIVA" is the correction. the sentence following the "*" at the bottom of the letter explains the reason for the correction.
the words in the letter that are red were indicative of wording on the road signs placed close to the driveway that access my residence and two other parties.
thanks amy.
geraldine carey.

Sent from my iPhone

On Aug 5, 2015, at 3:30 PM, Amy Tarce <AmyT@issaquahwa.gov> wrote:

Ms. Carey,
I just want to confirm that the corrections are the words in red?
Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

From: Geri Carey [<mailto:issaquahwa@yahoo.com>]
Sent: Wednesday, August 05, 2015 2:04 PM
To: Amy Tarce
Subject: Fw: CORRECTED letter

----- Forwarded Message -----

From: Geri Carey <issaquahwa@yahoo.com>
To: "emilym@issaquahwa.gov" <emilym@issaquahwa.gov>
Sent: Wednesday, August 5, 2015 1:55 PM
Subject: Fw: letter to be read at august 5, 2015 development meeting regarding gateway project on newport way.

Subject: letteR to be read at august 5, 2015 development meeting regarding gateway project on newport way.

geraldine carey
955-17th avenue nw (whose residential driveway is off of newport on the southwest corner of newport way and sr900 before legacy landscaping if heading west)
AND owner of land on corner lot of newport way between legacy landscaping and cement bridgeand newport way (on the southwest corner

of newport way and sr900)
issaquah, wa 90827

august 5, 2015.

amy tarce, project manager for gateway project development (and later to be read at the **RIVA*** property development meeting at a future date AND also for peter rosen, project manager to take to the development/planning meeting for bergsma property)
city of issaquah

issaquah, wa 98027

ATTENTION development committee members

greetings development committee members.

i would be at your meeting, but i am on the far side of the state and will not be back to attend tonight's meeting. i have some questions and concerns with all the development(s) on newport way between sr900 and lakemont boulevard.

first of all, i would like to know why i did not get a letter on the "bergsma project" on the far side of legacy landscape. the careys own the property adjacent to legacy landscaping to the east before the intersection at sr900. shame on the city for not notifying the engelbrecht or carey property owners.

i have lived at this address for more than 37 years. as time goes by more development happens in issaquah and along newport way, and the traffic on newport gets heavier and heavier. access onto and off of newport way was easy and safe as newport used to be a two lane road. eventually grew to three and now four lanes. years ago the city put up a **no shoulder driving** sign. that sign helped immensely and for the most part eliminating shoulder drivers. next came turn lanes, which created three lane in the east direction to the city. maybe two years ago a request for another sign that read **do not block driveway** was added. this signage definitely helped drivers be aware that there was an access point for residents and that made it safer for all. drivers on newport for the most part allow residents to enter the waiting traffic or into flow.

now as you are permitting more development on newport way (between sr900 and lakemont)---YOU the development committee have a moral responsibility to create safe motorized access into and through traffic that is blocking access points. in mukilteo waiting ferry traffic must not block driveways and roadways that depart from the main roads that carry automobiles. those areas leading up to access points are marked with

cross hatched markings that designate the driveways and roadways to and from the main roadway must be kept clear. it is about time issaquah did the same. the city must not allow developments to endanger the lives of the drivers who have homes with driveways directly off newport way. also there needs to be a center turn lane all along newport way from sr900 to lakemont. all the developers need to do more than just providing a center turn land with access to their development/in front of their development as they will be creating a lot more cars on the road and huge backups of traffic at signals and behind turning traffic. currently traffic heading east backs up to the summerhill development. when gateway and other projects are built out newport way will be one continuous line of cars inching their way to the and through the signals in both directions.

also interruption of traffic flow needs to be thought of with great insight. will it be better for individual homeowners/driver using newport way to have a continuous flow of traffic to enter into or an alternating stop in the flow of traffic to allow access onto the roadway.

newport way from lakemont/west lake sammamish parkway is one of three roads in and out of issaquah proper. as a resident for the past 37 years newport way has worked to move traffic. i hope the city does not regret disabling and dismantling the road as a major road.

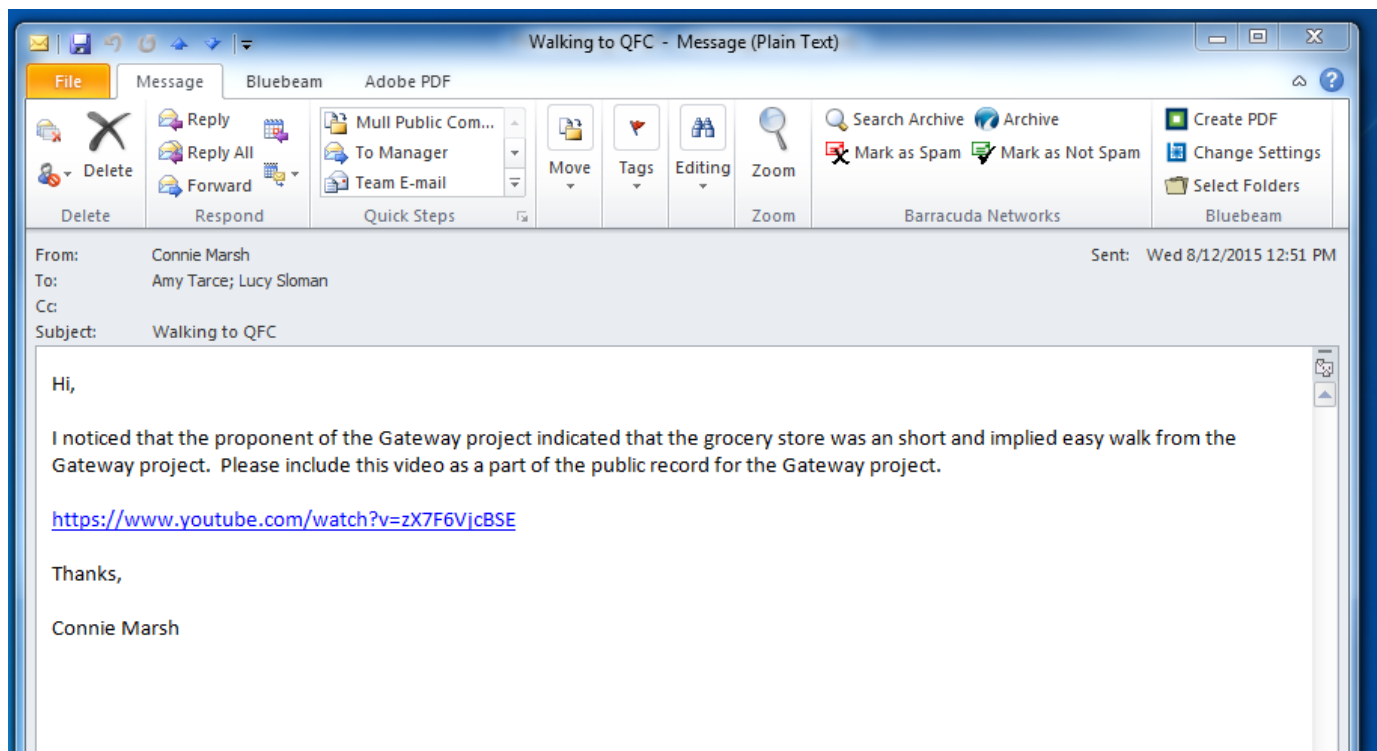
thank you for taking the time for the reading of my letter. i love issaquah. too bad the magazines have reported issaquah as the best place to live. cannot think who bribed the writing of the article(s). it should have read ISSAQUAH WAS THE BEST PLACE TO LIVE 20-35 YEARS AGO. now it is one of the WORST PLACES TO LIVE DUE TO THE TRAFFIC CONDITIONS AND OVER DEVELOPMENT.

i remain---crying over the continued destruction of what was once a gentle peaceful place to call home.

geraldine carey.
425 765-4315 (c)
425 392-4127 (h)

*corrected from "mull" to RIVA in letter sent to emily, but not in original to amy. this letter is to be presented to the development commission/planning commission reviewing the development of three properties: gateway, RIVA and bergsma.

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From: [Sheldon Lynne](#)
To: [Amy Tarce](#); [Lucy Sloman](#)
Cc: [Tina Eggers](#)
Subject: FW: Issaquah
Date: Friday, August 14, 2015 5:02:04 PM

Another comment related to Gateway Apts.

Sheldon Lynne
Public Works Director

Please note that my email address has changed. It is now sheldonl@issaquahwa.gov

From: Ghadeer Baghai [mailto:baghaig@msn.com]
Sent: Thursday, August 13, 2015 11:47 PM
To: Tina Eggers; Sheldon Lynne
Cc: hart Sugarman
Subject: FW: Issaquah

From: BaghaiG@wsdot.wa.gov
To: baghaig@msn.com
Subject: Issaquah
Date: Wed, 12 Aug 2015 22:23:34 +0000

Comments and concerns regarding project:

Gateway Apartments
Project No.: PRJ12-00043
SDP15-00002

1-one Entrance for the residents to the apartment from New Port way is not enough: This needs to be revised and shall be the responsibility of the developer to purchase or find another way (additional) to the area of the apartment, possibly from the from the Frontage road by the Sammamish club.

This will release some traffic from the Newport way and in case of an emergency there are several exits for the tenants.

1a-the other entrance will give the emergency (Fire truck) to enter the vicinity from couple of directions and they need to have several truck since the buildings are multi story.

2- Parking: Number of Parking space shall be more than the number of the apartments, in fact it shall be at least 3 times of the number of bedrooms.

3-Green area : The facility needs to be identified for the green area; This Green areas some will be between the existing and new development and it ends up nobody will take care of it

and the residents have to pay for insurance and the liability of the green belts.

4-Trip generations calculations shall be conducted to include all the proposed developments in the New port way.

5-Consider the bottleneck on the other sides of the development in the new port way.

6- consider the continuous lighting on all the new port way due to more people walking from all of these developments on Newport way. (This needs to be done before or conjunction with the developments).

7- When you do the Traffic analysis for the new port way, the calculations shall show the other developments around the new port way since they are going to take the new port way as an alternative to SR 90; (For example: the huge development at 7th Ave. NW and NW Locust St.).

9- If the development propose a signal at the intersection to the entrance, it shall be reviewed and the storage length for the left turns shall be measured and considered so the through traffic can go freely.

From: Lucy Sloman
Sent: Friday, August 14, 2015 1:57 PM
To: Amy Tarce
Subject: FW: City Council Meeting of August 3rd, 2015 - Public Safety
Comments From Newport Way NW Residents



Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages
Development Services Department
City of Issaquah
PO Box 1307 (mail)
1775 12th Ave NW
Issaquah, WA 98027
425|837-3433 direct
425|837-3080 fax
lucys@issaquahwa.gov new as of Nov 2012

From: Lucy Sloman
Sent: Friday, August 14, 2015 10:01 AM
To: 'Joe Verner'
Subject: RE: City Council Meeting of August 3rd, 2015 - Public Safety Comments From Newport Way NW Residents

Joe

Thanks for giving me the time to talk through your issues. I also appreciate the time you've taken to write it all down. We will definitely forward this to the Commission. I do want to make you aware that we will send these materials to the Commission with the packet for the next meeting, which won't be this week. After the meeting, we collect all additional comments and send them and our response memo at one time, so the Commissioners only have one packet to review. It can be wearing to receive these throughout the time between meetings, and for them to track which ones they've gotten, which ones they've read, etc... I have also asked the staff planner, Amy Tarce, to include you as a party of record so that you will receive the packet as well. Finally, I will also let the Administration know that we've talked and about your additional communication.

Thanks again

Lucy



Lucy Sloman AICP
Land Development Manager & Designated Official for the Urban Villages
Development Services Department
City of Issaquah
PO Box 1307 (mail)

1775 12th Ave NW
Issaquah, WA 98027
425|837-3433 direct
425|837-3080 fax
lucys@issaquahwa.gov new as of Nov 2012

From: Joe Verner [<mailto:Joe@houser.com>]
Sent: Thursday, August 13, 2015 3:25 PM
To: Lucy Sloman
Subject: City Council Meeting of August 3rd, 2015 - Public Safety Comments From Newport Way NW Residents
Importance: High

Lucy, this is our letter to the City Planning Commission members that we discussed this morning. This document is similar to emails we have sent to the City Council as a Whole and to the City Council Infrastructure Committee earlier this week, however, this version is more detailed. Please provide this document to the Planning Commission members this week.

Thank you,

Joe Verner

Thursday, August 13th

To: City of Issaquah Planning Commission Members

Subject: Issaquah's New Development Projects for Newport Way NW, and Public safety

Dear City Planning Commission Members:

Thank you for soliciting public input at your Aug 5th meeting, especially input from the Newport Way west of SR900 residents. I attended this meeting. My wife and I are residents of the Summerhill subdivision, a single-family residential area beginning at the corner of Oakcrest Drive and Newport Way NW, site of the pedestrian fatality of our neighbor boy Haochen Xu in late June. This section of Newport Way NW also houses the Sammamish Pointe condo's, the Spyglass condo's, The Bentley House apartment residence, plus additional single-family residential neighborhoods on Pine Cone Dr. and SE54th going up to Cougar Mtn. Zoo. If you have not visited Newport Way NW we invite you to do so. Please visit during morning or evening commute hours of 7:30 to 8:30 AM or 5:00 to 6:30 PM, after school begins in several weeks. Also use the Crosswalks at Oakcrest Dr or at Pine Cone Dr. You might find the experiences illuminating.

Our subdivision, through one resident, Hart Sugarman, with the support of his 54 neighboring homeowners and the Summerhill Homeowners Association, has filed numerous public safety Citizen Action Requests with the City, (CAR's), since 2007, concerning our crosswalk, lowering the speed limit from 40 to 25, and other items. The City (Public Works) has denied these public safety requests or has been obtuse to our public safety requests and concerns these past 7-8 years. It is sad that it has taken the death of a 4-1/2 year old in an operational crosswalk to get the City's attention. I know it got the Infrastructure Committee's attention; and, the City Council's attention. I am not certain it got the attention of our City Planning Department or Public Works Dept which, in my personal opinion, seem to be the typical government bureaucracy people dislike, always for the City and Developers, seemingly not for the public's safety and concerns.

There are three to six Development Projects slated for the eastern portion of Newport Way NW. These Projects are all in the first one half mile of Newport Way NW going west from SR900. One project, the Issaquah Gateway, aka the Mull Project, was the subject of a City Planning Commission meeting held Aug 5th. Personally speaking, I "get" why the City wants new development, it is money from developer fees, personal income spent in Issaquah by new residents, and a larger tax base. I don't have a problem with Development in general, if done wisely; is planned and managed well; is fully funded; is well-designed and implemented in accordance with Federal, State, County, and City ordinances; and, if it is approved by the citizenry.

I attended the August 5th Planning Commission Meeting and the City's as well as the Developers presentation plans for the Issaquah Gateway Project. When public safety along Newport Way NW was brought up, in my opinion, that subject received very little credible commentary / promises from the City Planning Dept or the Developer. The Planning Commission Members asked the City's representative many pointed questions, especially about additional traffic volume on Newport Way NW as well as planned improvements to the Newport Way NW roadway itself, as well as for providing for safe ingress and egress into and out of the Gateway Development. I certainly did not walk from the Commission meeting with a sense that the City or Developer addressed the subject matter with any clarity or certainty. The City's representative

"deferred" to the City's ongoing Infrastructure studies, the Traffic Infrastructure studies, the Crosswalk studies and the Newport Way NW speed limit reduction studies, ***all of which are not concluded at this time, and some may not be concluded for some months to come.*** The last traffic study for Newport Way NW (mentioned in the City / Developers packet of information), was concluded three (3) years ago....by the Developer no less, not the City; and, was a sampling and statistical extrapolations. To the best of my knowledge / research, there does not seem to be an official Issaquah city traffic volume analysis and accident analysis , period, for Newport Way NW; however, I am attempting to track down the subject matter. In terms of Issaquah's growth and traffic through our city from the Issaquah-Hobart Road and from SR900, which, much of that traffic finds its way onto Newport Way NW, aka "the Newport Speedway", west and east bound with commuter traffic, one would believe a new Newport Way NW traffic / traffic volume study would be warranted. When Commission Members asked the City's Planning Dept representative about Newport Way NW's ability to successfully and safely carry increased traffic, the representative "sidestepped" a direct answer, cited uncompleted studies, and concluded with, "***we think*** Newport Way NW can handle increased traffic volumes from the Gateway and other projects planned for this end of Newport Way NW." The City's "we think" answer is a long way off from "we know". It is certainly a long way off from public safety. I "get" the Planning Dept representative's enthusiasm for this Gateway Project and other planned Projects for this first 1/2 mile stretch of Newport Way NW headed west from SR900. It is the representative opportunity to gain recognition and grab at the brass ring of success stories to share with other municipalities as career's may progress. I don't begrudge the representative's potential career progression. However, in the enthusiasm for Issaquah's development growth the representative and Planning Dept associates appear to be neglecting the public safety of the many hundreds of residents along Newport Way NW all the way up to Bellevue's Lakemont Blvd, which is the entrance and exit to and from I-90. Newport Way NW is promoted by the City, Developers and city residents as the "I-90 alternative" to the 17th Ave NW (SR900) I-90 freeway entrance and exit traffic snarls.

With respect to the Issaquah Gateway project, I am "***not for it***" at this time, and I will recommend to the City Council Members and to the City Council Infrastructure Committee to delay approval of this project as well as the other projects planned for Newport Way NW, until the City has fully developed its Traffic Infrastructure plans for Newport Way NW; and, has fully ***implemented*** improvements to Newport Way NW ***before any new projects are approved.*** These Newport Way NW improvements minimally include but are not limited to:

- lowering the speed limit from 40 to 25 MPH;
- implementation of a new crosswalk system at Oakcrest Dr and Newport Way and Piine Cone Dr and Newport Way NW to replace the ineffective crosswalk systems that are now there;
- widening Newport Way to accommodate increased traffic and allow for well designed and proper turn out lanes to the various residential areas along Newport Way; and,

- all-way stop signs at the residential entrance & exits that have been specified in our most recent CAR.

We urge you members of the City Planning Commission to **vote for "holds on the approval process of ALL planned Development Projects"** until **all** of the City's studies are completed and published, and citizens have public input; and, lastly, the City **does** implement and complete Newport Way NW roadway changes mentioned above **before approving any** developments along Newport Way NW.

Thank you for listening,

Joe Verner & Mary Hammerly - 1230 Oakwood PI NW, Issaquah - joev@houser.com - 206-972-6990

Sammamish Pointe Condominiums

Jesse M Hartman, HOA President

August 23, 2015

Phone: 206.817.3286

jessehartman@yahoo.com

Amy Tarce, Senior Planner
City of Issaquah
Development Services Department
P. O. Box 1307
Issaquah, WA 98027

RECEIVED

AUG 27 2015

City of Issaquah

RE: Gateway Apartments Proposal

We are homeowners at 2274 Newport Way NW, just southwest of the southern boundary line of the proposed project.

We have been here for approximately 11 years. During that time the intense urbanization of parts of Issaquah have transformed the town, making possible great increases in population, rendering unsightly what was a beautiful semicircle of foothills, exacerbating traffic loads to the nearly unmanageable and making it far more difficult to navigate.

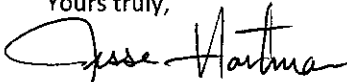
The acreage in question provides a combination of pasture/hayfield and contiguous borders of a mix of tree line and blackberries. From our windows, we have direct visual access to this land that provides a home for all manner of wildlife: We have seen rabbits and other ground dwellers, songbirds, red winged black birds, etc. Larger wildlife is represented as well: not long ago we saw a bobcat making its way on a fence between this land and our place and we have also seen what appeared to be a cougar crossing the field. Raptors, including eagles, have been seen as well working the area for prey. When this haven is destroyed in favor of asphalt and buildings, these will be lost and will never return. This seems to be a major concern to those whose mission it is to protect this wildlife and their habitat.

Our other concern is traffic. A light is planned at the intersection of the proposed complex's access road and Newport Way. There is only 160 feet from the restraint line that will be placed to keep westbound traffic out of the intersection when the light is red for them. This means there is room to accommodate only 6 cars before they start interfering with the ability of condo dwellers to leave the condo complex and get into the flow of traffic on Newport Way. Yet there are times during the day (when we need/want most to get out) that the 6 car space will be filled up in seconds with many, many cars behind them waiting to take up the space behind them, all of them having the right of way over cars seeking to leave the condo. At certain high points in traffic count this same phenomenon will prevail even as far back as the main entrance to the condo complex thus leaving us with no available way to leave our complex.

Amy Tarce, Senior Planner
City of Issaquah, Washington
June 29, 2015
Page 2 of 2

It is not appropriate or fair that developers, none of whom neither live here nor will, most likely, be living in Gateway, should be imposing these changes, losses and inconveniences on others just so that they can make a profit. You may respond that that is just free enterprise and capitalism as work; but if that is so, what is your role in restraining these impulses for the protection of the innocent neighbors who will gain nothing from this effort?

Yours truly,



Jesse M Hartman

Sammamish Pointe Condominiums

2002 – 2276 Newport Way NW, Issaquah WA 98027